



**CITY OF JERSEY CITY**  
**ERRAMIAH T. HEALY, MAYOR**

**HOUSING, ECONOMIC DEVELOPMENT  
AND COMMERCE DEPARTMENT**

**DIVISION OF CITY PLANNING**

**30 MONTGOMERY STREET SUITE 1400  
JERSEY CITY, N.J. 07302-3821  
PHONE: 201.547.5010  
FAX: 201.547.4323**

September 9, 2009

Ms. Mayda Arrue  
THE JERSEY JOURNAL  
30 Journal Square  
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Saturday, September 12, 2009 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City  
Department of Housing & Economic Development  
30 Montgomery Street, 14th Floor, Suite 1400  
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter  
Secretary, Jersey City Planning Board  
Division of City Planning

Mayor's Office  
Carl Czaplicki, Director, HEDC

File

JERSEY CITY PLANNING BOARD  
PUBLIC NOTICE  
REGULAR MEETING

Please take notice the Planning Board took the following action at the Regular Meeting of September 8, 2009.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Correspondence
5. Swear in City Planning Staff
6. Old Business:
7. New Business
  
8. Case: P03-145.2 Site Plan Amendment  
Applicant: 159 Second Street Urban renewal, LLC  
Attorney: James C. Mc Cann  
Review Planner: Robert Cotter  
Address: 159 Second Street  
Block: 173 Lot: K  
Zone: Powerhouse Arts District Redevelopment Plan  
Description: to utilize condo unit 102 as a ground floor professional engineering office and Condo  
Unit 101 as a non-arts related space  
**Decision: Approved.**
  
9. Case: P09-039 Interim Use  
Applicant: Elaine Hansen  
Attorney: Pro Se  
Review Planner: Maryann Bucci-Carter, Sandra Sung  
Address: 378 Johnston Avenue  
Block: 2090 Lot: 30  
Zone: Lafayette Park Redevelopment Plan  
Description: Interim Use of Phase II floor area of a former industrial building adaptive re-use for Commercial space lease.  
**Decision: Approved for five years.**
  
10. Case: P04-195.1 Amended Preliminary Major Site Plan  
Applicant: Jersey City Medical Complex, LLC  
Attorney: George Garcia, Esq.  
Review Planner: Kristin Russell  
Address: 355 Grand St., aka 325, 347, 377 Skinner Memorial Dr.  
Block: 60.12 Lot: 6  
Zone: Grand Jersey Redevelopment Plan  
Description: Medical Office Building parking lot, originally approved 2/8/05. Original approval was for 264 parking spaces, amendment has minor site reconfiguration and in increase to 337 spaces.  
**Carried to September 22, 2009 regular meeting.**
  
11. Review and discussion of Newport Signage Package #2, outlining permitted building signage types.  
**Carried to September 22, 2009 regular meeting.**
  
12. Case: P09-034 Preliminary & Final Major Site Plan  
Applicant: Newport Assoc. Development Co.  
Review Planner: Kristin Russell  
Attorney: Charles Harrington  
Address: 30 Newport Parkway  
Block: 20 Lot: 3.01  
Zone: Newport Redevelopment Plan  
Description: Elimination of 4 residential units to accommodate expansion of existing preschool facility, as well as related façade signage.  
**Carried to September 22, 2009 regular meeting.**
  
13. Case: P09-021 Preliminary & Final Major Site Plan  
Applicant: Anwar and Sameh Ghali  
Attorney: Jon Campbell, Esq.  
Review Planner: Kristin Russell  
Address: 147 Monticello Ave.  
Block: 1921 Lot: 66  
Zone: Monticello Avenue Redevelopment Plan  
Description: New 3-story building with ground floor commercial and two residential units above  
**Decision: Approved.**

14. Case: P09-022 Minor Site Plan with "c" variances  
Applicant: Omnipoint Communications, Inc.  
Review Planner: Jeffrey Wenger  
Attorney: James Pryor  
Address: 120 Theodore Conrad Drive  
Block: 2154 Lot: 69  
Zone: Liberty Harbor Redevelopment Plan  
Description: Installation of cellular telephone antennas and associated equipment.  
Variances: Distance to scenic corridor.  
**Decision: Approved with conditions.**
15. Case: P09-027 Preliminary & Final Major Site Plan with "c" variances  
Applicant: Al-Tawheed Center, Inc.  
Review Planner: Jeffrey Wenger  
Attorney: Ronald Shaljian  
Address: 999 West Side Avenue and 10 Logan Avenue  
Block: 1612 Lot: A4, A6  
Zone: R-1, One and Two Family Housing  
Description: Renovation of existing building into a community center with associated educational facilities and parking.  
Variances: Maximum building height, front, side, and rear yard setbacks, and lot coverage  
**Carried to September 22, 2009 regular meeting.**
16. P09-023 Preliminary and Final Major Site Plan with variances  
Applicant: Chosen Estates, LLC  
Attorney: Charles Harrington, III Esq.  
Review Planner: Maryann Bucci-Carter, Sandra Sung  
Address: 298-300 Magnolia Avenue  
Block: 1862 Lot: 32 & 33  
Zone: Office/Residential  
Description: Construction of a four story building containing 12 residential dwelling units and 4 on-site parking spaces  
Variances: Minimum Lot size, Minimum Lot Width, Minimum Side Yard, Minimum Rear Yard and Minimum Number of Parking spaces.  
**Carried to September 22, 2009 regular meeting.**
17. Case: P09-033 Interim Use  
Applicant: Liberty Harbor North II, Urban Renewal Co., LLC  
Attorney: Jon P. Campbell, Esq.  
Review Planner: Maryann Bucci-Carter, PP, AICP  
Address: 333 Grand Street (LHN Block 1 @ Grand Street & Jersey Avenue)  
Block: 60.01 Lot: 1  
Zone: Liberty Harbor North Redevelopment Plan  
Description: Continued Interim use of sales office lot for teacher and hospital employee parking & project sales banner.  
**Decision: Approved.**
18. Memorialized the following resolutions, available for review at the Office of City Planning, 30 Montgomery Street, 14th fl., Suite 1400, Jersey City, NJ:  
  
1. Resolution of the Planning Board of the City of Jersey approving Preliminary and Final Major site Plan # P09-034 submitted by Best Buy Stores, LP (125 eighteenth Street).
19. Executive Session, as needed, to discuss litigation, personnel or other matters  
20. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD